



ST. LOUIS
HOUSING
AUTHORITY

MONTHLY ACTIVITY REPORTS

NOVEMBER

2025



MEMORANDUM

To: Board of Commissioners

From: Latasha Barnes, Executive Director

Date: November 21, 2025

Subject: Monthly Activities Report

Enclosed for your general information and review are the following activity reports for the month of October.

- I. Public Housing Program Activities**
 - Asset Management Memo
 - Occupancy Summary
 - Move-Out Analysis
 - Demographic Summary Report
 - Housing Authority Unit Crime Summary Report
 - Property Management Memo
 - Work Order Activity Report
- II. Housing Choice Voucher (Section 8) Program Activities**
 - Housing Choice Voucher Memo
 - Waitlist Breakdown Summary
 - Inspection Activity Summary Report
- III. Finance**
 - Finance Memo
- IV. Development Activities**
 - Development and Modernization
- V. Resident Initiatives**
- VI. Legal Activities**
 - Procurement
- VII. Communications**
- VIII. Human Resources Activities**

PUBLIC HOUSING PROGRAM

Asset Management Department

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Paul Werner, Director of Policy and Procurement

DATE: November 12, 2025

SUBJECT: Asset Management Board Report

In addition to the attached reports, please find an update on activities and special projects that the Asset Management Department has undertaken to date.

Management Meetings: To monitor the performance of SLHA's public housing portfolio, Asset Management issues monthly property performance letters to management for SLHA's mixed-finance developments. Asset Management tracks key performance indicators (occupancy, unit turnaround and late recertifications), which are discussed in the regular monthly meetings held with each SLHA management agent. In October, Asset Management worked with McCormack Baron to address late recertifications that affect SLHA's Recertification Rate. In addition, SLHA submitted a response to HUD's Notice of Correction following an NSPIRE inspection for Cambridge Heights Phase I.

Police Contract: Through SLHA's contract with the St. Louis Metropolitan Police Department (SLMPD), SLMPD's Housing Unit provides supplemental police services to several SLHA developments. Asset Management continues to hold regular meetings with the Housing Unit and representatives of management to share information and coordinate activities.

Trespass and Ban: Asset Management continues to coordinate with management and the SLMPD Housing Unit to implement SLHA's Trespass and Ban Policy. Currently, thirty-two (32) individuals are on SLHA's Trespass and Ban List.

Offline Units: Asset Management continues to identify offline units throughout the SLHA portfolio and submit requests to HUD. In accordance with HUD regulations, offline units can include units identified for major repair/renovation, casualty loss and units approved for non-housing uses (such as an office). Below please find an update on the current HUD-approved offline units. Requests were submitted to HUD; however, due to the government shut down, SLHA has not received a response for requests submitted.

Number of HUD Approved Units (Start of the month)	475
New Requests Submitted to HUD (# of units)	5
Extension Requests Submitted to HUD (# of units)	0

Reporting Systems: Asset Management continues to work with MRI/Tenmast to address late recertifications and resolve errors in data submitted to HUD's Public and Indian Housing Information Center (PIC) by management. In an effort to exceed HUD's required 95% Reporting Rate, Asset Management monitors sites for trends and prioritizes sites with late recertifications.

Please find an update on the current and previous month's Reporting Rate below. Due to the government shut down, current data is unavailable for October.

Current HUD Reporting Rate:

October	91.36%
HUD GOAL	95%

Prior Months:

September	August	July
91.36%	91.96%	92.75%

Public Housing Occupancy

AMP #	DEVELOPMENT	# UNITS	10/1/2025		
			Offline	Occupied	Occ. %
MO001000002	Clinton-Peabody	281	156	98	85.2%
MO001000010	James House	126	1	119	95.2%
MO001000013	Euclid Plaza Elderly	108		105	97.2%
MO001000017	West Pine	99		96	97.0%
MO001000019	Parkview Elderly	295	85	197	93.8%
MO001000028	Badenhaus/Badenfest	121		112	92.6%
MO001000034	LaSalle Park	148		144	97.3%
MO001000037	Cochran Plaza	78	15	58	92.1%
MO001000038	Southside Scattered Sites	143	25	99	83.9%
MO001000041	Northside Scattered Sites	128	64	60	93.8%
MO001000044	Murphy Park I	93	30	56	88.9%
MO001000045	Murphy Park II	64	16	46	95.8%
MO001000046	Murphy Park III	65	4	54	88.5%
MO001000047	King Louis Square	36		36	100.0%
MO001000048	Les Chateaux	40		34	85.0%
MO001000049	King Louis Square II	44		43	97.7%
MO001000050	Renaissance PI @ Grand	62		54	87.1%
MO001000052	King Louis III	24	2	22	100.0%
MO001000054	Sr. Living at Renaissance PI	75	1	69	93.2%
MO001000055	Gardens at Renaissance PI	22		20	90.9%
MO001000056	Cahill House	80		79	98.8%
MO001000057	Renaissance PI @ Grand II	36	2	34	100.0%
MO001000058	Cambridge Heights	46	29	17	100.0%
MO001000059	Renaissance Place @ Grand III	50	2	48	100.0%
MO001000060	Cambridge Heights II	44	21	20	87.0%
MO001000061	Kingsbury Terrace	120		115	95.8%
MO001000062	Sr. Living at Cambridge Heights	75		71	94.7%
MO001000063	Arlington Grove	70		67	95.7%
MO001000064	North Sarah	59	5	47	87.0%
MO001000065	North Sarah II	46	6	34	85.0%
MO001000066	North Sarah III	35	1	31	91.2%
MO001000067	Preservation Square I	19		19	100.0%
TOTAL		2,732	465	2,104	92.8%

Offline Units are units currently approved by HUD for Modernization Status. Following HUD approval, these units are excluded from the monthly Occupancy Calculation

Move-Out Analysis
October 1 - October 31, 2025

	October 2025		October 2025 - October 2025	
Abandonment of Unit	2	7.7%	2	7.7%
Deceased	2	7.7%	2	7.7%
Did Not Like Unit	-	-	-	-
Evicted-Legal Action	9	34.6%	9	34.6%
Incarcerated	-	-	-	-
Moved-In Legal	-	-	-	-
Moved to HCV Prog S8	-	-	-	-
Moved with Notice	12	46.2%	12	46.2%
Moved without Notice	-	-	-	-
One Strike	-	-	-	-
Nursing Home Placement	-	-	-	-
Purchased Home	-	-	-	-
Relocation Transfer	-	-	-	-
Transfer to Diff PH Unit	1	3.8%	1	3.8%
Total	26	100%	26	100%

Demographic Report
October 1 - October 31, 2025

	Disabled	Non-Disabled	Total
Number of Familes	671	1,500	2,171
Average Family Size	1.4	2.3	2.0
Average Age of Head of Household	58.3	45.6	49.6
Number of Youth Family Members (<18)	-	-	1,802
Average Age of Youth Family Members	-	-	10.1
Number of Senior (62+) Head of Household	321	342	663
Average Household Income	\$12,722	\$12,474	\$12,325
Number of Head of Households Employed	618	954	1,572
Average Monthly Rent	\$258.71	\$219.81	\$231.84
Average Cost of Uilties Paid by SLHA	\$5.47	\$32.27	\$23.99
Average Length of Occupancy (Years)	9.4	5.8	6.9

Head of Household - Race / Ethnicity	Hispanic	Non Hispanic	Total
American Indian or Alaska Native Only	-	2	2
Any Other Combination	3	18	21
Asian Only	-	3	3
Black/African American Only	15	2,074	2,089
Native Hawaiian/Other Pacific Islander Only	-	-	-
White Only	2	40	42
White/American Indian/Alaskan Native	-	1	1
White, Black/African American	1	12	13
Total	21	2,150	2,171

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 10/26/2025

Columbus Square	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	1	0	*	0%	*	-67%
SEXUAL ASSAULT	0	0	*	0	0	*	1	2	-50%	-50%	*	*
ROBBERY	0	0	*	0	1	-100%	4	4	0%	0%	-43%	-33%
AGGRAVATED ASSAULT	0	2	-100%	0	2	-100%	65	42	55%	97%	67%	-3%
BURGLARY	0	2	-100%	2	2	0%	13	15	-13%	44%	-7%	8%
FELONY THEFT	0	2	-100%	0	4	-100%	20	20	0%	67%	25%	-41%
AUTO THEFT	0	0	*	1	3	-67%	5	16	-69%	-78%	-83%	-64%
TOTAL	0	6	-100%	3	12	-75%	109	99	10%	30%	3%	-20%

SHOOTING INCIDENTS	0	0	*	0	0	*	10	7	43%	25%	43%	0%
SHOOTING VICTIMS	0	0	*	0	0	*	15	7	114%	67%	114%	15%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	4	1	300%	300%	300%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	6	1	500%	500%	500%	*

MISDEMEANOR THEFT	1	1	0%	3	2	50%	41	19	116%	71%	58%	41%
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GUN ARRESTS	0	0	*	0	0	*	4	7	-43%	-56%	-33%	-71%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 10/26/2025

Covenant Blu Grand Center	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
MURDER	0	0	*	0	0	*	0	1	-100%	-100%	*	-100%
SEXUAL ASSAULT	0	0	*	0	2	-100%	1	2	-50%	-75%	-50%	0%
ROBBERY	0	2	-100%	1	3	-67%	8	12	-33%	-38%	-27%	-43%
AGGRAVATED ASSAULT	1	0	*	2	2	0%	27	25	8%	-7%	0%	-7%
BURGLARY	0	0	*	2	3	-33%	15	25	-40%	-29%	-38%	25%
FELONY THEFT	1	2	-50%	7	3	133%	36	38	-5%	-31%	-54%	-46%
AUTO THEFT	0	0	*	1	2	-50%	17	36	-53%	-77%	-70%	-26%
TOTAL	2	4	-50%	13	15	-13%	104	139	-25%	-47%	-47%	-29%

SHOOTING INCIDENTS	0	0	*	0	0	*	1	4	-75%	-83%	-80%	-83%
SHOOTING VICTIMS	0	0	*	0	0	*	1	4	-75%	-86%	-80%	-86%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	0	*	*	-100%	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	0	*	*	-100%	-100%

MISDEMEANOR THEFT	2	2	0%	3	3	0%	45	73	-38%	-43%	-29%	-42%
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GUN ARRESTS	0	0	*	1	1	0%	9	10	-10%	-36%	-36%	-18%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 10/26/2025

	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
Lasalle Park												
MURDER	0	0	*	0	0	*	2	2	0%	*	100%	100%
SEXUAL ASSAULT	0	0	*	0	0	*	1	3	-67%	*	0%	*
ROBBERY	0	0	*	0	0	*	6	4	50%	100%	0%	20%
AGGRAVATED ASSAULT	0	1	-100%	2	1	100%	23	11	109%	10%	-28%	0%
BURGLARY	0	0	*	0	0	*	3	7	-57%	-50%	-57%	-50%
FELONY THEFT	0	0	*	0	2	-100%	32	25	28%	-20%	-14%	33%
AUTO THEFT	0	0	*	0	0	*	5	14	-64%	-72%	-84%	-58%
TOTAL	0	1	-100%	2	3	-33%	72	66	9%	-18%	-38%	1%
SHOOTING INCIDENTS	0	0	*	0	0	*	2	5	-60%	0%	-50%	-33%
SHOOTING VICTIMS	0	0	*	0	0	*	2	6	-67%	0%	-50%	-33%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	0	1	-100%	-100%	-100%	-100%
MISDEMEANOR THEFT	0	2	-100%	4	4	0%	52	97	-46%	16%	86%	148%
GUN ARRESTS	0	0	*	0	0	*	8	4	100%	60%	33%	60%
JUVENILE GUN ARRESTS	0	0	*	0	0	*	3	0	*	*	*	200%

St. Louis Metropolitan Police Department
CompStat Comparison by Neighborhood
CompStat Period Ending 10/26/2025

	LAST	7	DAYS	LAST	28	DAYS	YEAR	TO	DATE	2023	2022	2021
	2025	2024	% Chg	2025	2024	% Chg	2025	2024	% Chg	% Chg	% Chg	% Chg
Peabody Darst Webbe												
MURDER	0	0	*	0	0	*	0	0	*	*	-100%	-100%
SEXUAL ASSAULT	0	1	-100%	0	1	-100%	0	2	-100%	-100%	*	*
ROBBERY	1	1	0%	3	2	50%	4	4	0%	0%	0%	-64%
AGGRAVATED ASSAULT	0	0	*	2	1	100%	28	22	27%	27%	-15%	-54%
BURGLARY	0	1	-100%	3	3	0%	11	14	-21%	-21%	-39%	-56%
FELONY THEFT	1	0	*	1	1	0%	10	16	-38%	-55%	-60%	-80%
AUTO THEFT	0	0	*	1	0	*	7	13	-46%	-63%	-78%	-70%
TOTAL	2	3	-33%	10	8	25%	60	71	-15%	-27%	-47%	-65%
SHOOTING INCIDENTS	0	0	*	0	0	*	4	3	33%	100%	-43%	-43%
SHOOTING VICTIMS	0	0	*	0	0	*	6	3	100%	100%	-14%	-14%
JUVENILE SHOOTING INCIDENTS	0	0	*	0	0	*	2	0	*	*	-33%	*
JUVENILE SHOOTING VICTIMS	0	0	*	0	0	*	2	0	*	*	-33%	*
MISDEMEANOR THEFT	1	1	0%	2	3	-33%	50	43	16%	56%	117%	-21%
GUN ARRESTS	0	0	*	2	2	0%	4	6	-33%	-20%	-69%	-69%
JUVENILE GUN ARRESTS	0	0	*	1	1	0%	1	1	0%	*	-50%	-86%

MEMORANDUM

TO: Latasha Barnes, Executive Director

FROM: Lucius Bennett, Director of Property Management

DATE: November 12, 2025

SUBJECT: Property Management Board Report

Property Management Department:

Training

In October, Property Management partnered with Human Resources to provide a training session for managers and regional managers. The training reinforced expectations around documentation, communication and adherence to SLHA policy, supporting improved oversight and site-level performance.

Occupancy & Leasing

Occupancy across the portfolio remained strong, with most developments maintaining levels above HUD's 93% threshold. Six sites closed the month above 96% occupancy and only one site did not meet minimum standards. The overall portfolio occupancy rate at the end of October stood at 93.83%. Leasing efforts continued to prioritize achieving monthly move-in goals, while ensuring that turnover processes kept units in rent-ready condition.

Unit Turns & Maintenance

Vacant unit turnaround remained a priority, with staff focused on minimizing the number of days units remain offline. Routine and emergency work orders were completed across all developments; however, limited staffing and budget constraints continued to affect response times. Despite these challenges, efforts remain concentrated on sustaining operational efficiency and reducing vacancy loss.

Occupancy and HUD Compliance

- Property Management completed 13 move-ins in October 2025. For move-outs, 39% of residents were evicted and 48% moved with notice. There were no transfers in the month of October.
- Trend Consistency: The occupancy rate at the end of October 2025 was 93.83%, resulting in a decrease.

August 2025	September 2025	October 2025
92.54%	95.69%	93.83%

Performance Monitoring

To gauge the impact of the training programs and ensure HUD compliance, the department has implemented monthly performance monitoring focused on:

- Occupancy Rates: Tracking leasing trends and vacancy reductions.
- Rent Collections: Assessing improvements in timely payments and arrears management.
- Compliance Standards: Ensuring proper documentation and regulatory adherence.

Waiting List (housing needs of families)

- A. Senior Public Housing Wait List. Parkview Apartments waiting list is continuously open as a result of its recent senior designation status. In addition to receiving applications from SLHA's online portal, applications are accepted in person at the leasing office to assist seniors with the challenges of using technology.

Work Order Trends: Property Management continues to monitor work order activity in Yardi, conduct regular inspections of all public housing developments and work with developments to resolve issues as they are identified. Below please find an abbreviated analysis on existing work orders.

Development(s):	Issue/Trend Identified:	Action:
James House	Outstanding work orders	Prioritized make ready units
Parkview Elderly	Outstanding work orders	Review open work orders for resolution

Recertifications: Due to the government shutdown, recertification figures are not available for October.

July 2025	August 2025	September 2025
28	23	14

Work Order Period Activity

Period Date From: 10/01/2025 - Period Date To: 10/31/2025

Property	Opening Balance	Created	Closed	Closing Balance
Badenfest Elderly	14	44	48	10
Southside Scattered	77	30	11	96
Clinton-Peabody	25	1	0	26
Cochran Plaza	2	13	7	8
Euclid Plaza Elderly	6	8	2	12
Northide Scattered	3	4	6	1
James House	92	27	0	119
King Louis III	19	2	0	21
LaSalle Park	89	41	49	81
Parkview Elderly	181	55	102	134
West Pine	7	25	24	8
Total	514	250	249	515

HOUSING CHOICE VOUCHER PROGRAM



MEMORANDUM

To: Latasha Barnes, Executive Director

From: Carla Matthews, Director of Operations for HCV

Date: November 12, 2025

Subject: Housing Choice Voucher Board Report

The Housing Choice Voucher (HCV) program is the Saint Louis Housing Authority's primary program for providing housing assistance to thousands of Saint Louis families.

HCV Programs

The Department currently operates several general and special purpose voucher programs to meet a variety of housing needs:

1) Housing Choice Voucher (Section 8)

The general Section 8 program assists very low-income, elderly and disabled families in affording decent and safe housing in the private market. There are 5,759 active participants in the Section 8 program and approximately 5,179 families are on the waitlist. During this reporting period, no new HCV vouchers were issued and 264 families are currently searching for housing.

The HCV program is actively working to maintain the current Section 8 utilization rate. HUD defines a program's utilization rate as the higher of the number of unit months leased divided by unit months available (leased/available), or total Housing Assistance Payment (HAP) spent divided by budget authority (HAP/Budget). HCV's current utilization rate based on budget authority during this reporting period is 100%. The current utilization rate remained stable within the most recent three-month trends.

September 2025	October 2025	November 2025
100%	100%	100%

Recent trends indicate that families are experiencing difficulties locating suitable housing. To prevent households from being penalized during the process, HCV works closely with program participants to extend the voucher terms per 24 CFR 982.303(b)(1). HCV has also enacted regularly scheduled landlord briefings to expand the pool of interested landlord participants and improve leasing ability. Landlord briefings are typically held on the first Tuesday of each month.

A briefing was held on October 7, 2025. The HCV team is exploring new and innovative ways to house clients, work with community partners and boost efforts to increase landlord participation. HCV will continue to track and monitor the effectiveness of current utilization strategies and implement new strategies as needed. As additional trends and barriers emerge, HCV will adopt additional utilization strategies authorized per PIH Notice 2022-18.

2) Project-Based Vouchers

Project-based vouchers (PBVs) are a component of SLHA's Housing Choice Voucher (HCV) program. Per HUD guidance, SLHA can use up to 20 percent of its authorized voucher units to dedicate affordable housing units within a residential development. There are 186 active participants. Three (3) referrals were received during the month of October.

3) Emergency Housing Vouchers

The Emergency Housing Voucher (EHV) program is a special voucher program that promotes rapid rehousing for individuals who are homeless, at risk of homelessness, fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Through this initiative, HCV partners with the Continuums of Care (CoCs) and Victim Service Providers (VSPs) to develop strategies that effectively address the needs of vulnerable populations in the community. Since the program was implemented in July 2021, 180 families have been housed. Eleven families are currently searching for units.

4) HUD-VASH Vouchers

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program is a special rental assistance program for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs. There are 230 active participants in the HUD-VASH program. During this reporting period, nine referrals were received and 14 additional families are actively searching for housing.

5) Bridge to Homeownership Vouchers

The Bridge to Homeownership program allows families that are assisted under the HCV program to use their voucher/subsidy to buy a home and receive monthly mortgage payment assistance. The Bridge to Homeownership program has 18 active participants.

6) Mainstream Vouchers

SLHA also administers a Mainstream Voucher program that targets vouchers directly to non-elderly persons with disabilities. The Mainstream Voucher program currently has a total of 82 Mainstream vouchers, with 56 active families under lease and five families are searching for housing. To promote maximum program utilization, HCV has taken the following steps: partnered with the Department of Human Services (DHS) to utilize available vouchers via the Emergency Winter Housing Pilot Program.

7) Tenant Protection Vouchers

Tenant Protection Vouchers (TPVs) benefit the owner by helping preserve occupancy stability during the transition from one financing mechanism to another. The resulting rent security helps create and preserve a short-term reliable income stream. TPVs are meant to ensure there is no displacement of low-income residents because of various actions, resulting in a loss of subsidy assistance. There are 172 active participants in the TPV program. Nine families are currently searching for units.

8) Foster Youth to Independence Vouchers

The Foster Youth to Independence (FYI) program extends assistance available to youth between the ages of 18-24 years of age (who have not reached their 25th birthday) who left foster care or will leave foster care within 90 days following a transition plan described in Section 475(5)(H) of the Social Security Act and are homeless or are at risk of becoming homeless. As required by law, an FYI voucher issued to such youth may only be used to provide housing assistance and supportive services for a maximum of 36 months.

Program Maintenance

Recertification

Six hundred three (603) annual recertifications were completed during this reporting period. Recertification packets were mailed to program participants before the recertification date and participants were asked to return them via mail, email, fax or in person. Participants who fail to respond to recertification requests will receive a second and final request for information before being terminated from the program. Currently, 114 annual recertifications are over 14 months past due. Staff is working to resolve outstanding recertifications by conducting weekly reviews of recertifications that are due and offering overtime to staff for completion of recertifications.

Housing Quality Standards Inspections

During the reporting period, HCV conducted 571 inspections: 221 biennial inspections, 184 reinspection, 126 initial inspections, 13 quality control, no 24-hour emergency and 27 special inspections. This represents a constant tread in the number of inspections over the past three months.

	August 2025	September 2025	October 2025
Biennial Inspections	204	158	221
Reinspection	176	237	184
Initial Inspections	115	133	126
Quality Control	9	22	13
Special Inspections	25	24	27
24-hour emergency	2	3	0
Total	531	577	571

A detailed breakdown of inspection activity and a deficiency report is attached hereto for your review and consideration.

SEMAP Indicators

The Section Eight Management Assessment Program (SEMAP) measures the performance of the public housing agencies (PHAs) that administer the Housing Choice Voucher program in 14 key areas. The 14 key indicators of PHA performance are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income

- Correct calculation of the tenant's share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

Rent Café

Enrollment in Rent Café has been critical to streamlining HCV processes and maintaining lines of communications with program participants and landlords. HCV has worked hard to encourage participants to sign up during the recertification process and landlord outreach events. As a result, enrollment has increased steadily in recent months.

	August 2025	September 2025	October 2025
HCV Participants	4814	4823	4846
Landlords	1972	1972	1976
Total	6786	6795	6822

Family Self Sufficiency

The Family Self Sufficiency (FSS) program helps families in HUD-assisted rental housing to improve financial security and build financial capability and assets. The FSS program provides participants with case management/financial coaching and an escrow incentive that allows them to apply income increases towards saving goals. Currently, 72 participants are enrolled and approximately 29 participants have escrow accounts.

New Business/Upcoming Events

HCV staff has been focused on the Section Eight Management Assessment Program (SEMAP). The HUD-measured indicators are currently being reviewed. **The Housing Choice Voucher program rating for fiscal year 2024 was standard; however, the SEMAP rating for fiscal year 2025 designates the agency as a high performer.**

St. Louis Housing Authority

S8 Waitlist Breakdown Summary

By Bedroom Size

Waiting List	Bedroom Size								Total
	0	1	2	3	4	5	6	Other	
Housing Choice Voucher Pgm	65	3121	1328	472	151	31	8	3	5179
	65	3121	1328	472	151	31	8	3	5179

St. Louis Housing Authority
October 2025 Housing Choice Voucher Inspections Activity Report

	Number Scheduled	Number Completed	Difference	Number Passed	Number Inconclusive	Number Failed	No Entry	Rescheduled	Vacant Unit	Number Canceled	Percent Complete
Specials	27	27	0	2	1	20	4	0	0	0	100%
Biennials	221	221	0	148	0	42	26	0	0	5	100%
Initials	126	126	0	85	0	8	32	0	0	1	100%
Reinspections	187	184	3	106	1	43	29	0	0	5	98%
Quality Control	13	13	0	9	0	0	0	0	0	4	100%
Total	574	571	3	350	2	113	91	0	0	15	100%

Inspection Deficiency Statistical Report

Property: HCV

Inspected Date: 10/01/2025 - 10/31/2025

Primary Status: Fail

	Total Observations
Absent or insecure railings	1
Air Conditioner (owner supplied) does not work; outside is above 90 degrees Fahrenheit (24 hr)	1
All burners not working (all burners have to be operable)	3
Badly cracked outlet	1
Broken or frayed wire	1
Broken wiring	2
Broken/missing steps or boards	9
Cannot open	1
Ceiling material is bulging and/or buckling and must be repaired	7
Ceiling surface is wet and has mold-like substances	16
Clogged	3
Cracked pane	8
Damaged floor boards	9
Does not shut	1
Door lock(s) are not operable	11
Entry of significant ground water into unit (flooding of basement)	2
Evidence of severe leakage of water or the presence of sewer gas	2
Evidence of sewer back-up	4
Excessive paint issues	1
Exhaust fan does not work	5
Exhaust fumes	3
Exposed fuse/breaker box connections	2
Falling material	19
Falling surface materials (other than wall paper or paint)	2
Gas leakage	1
Gas vent pipes cracked or broken	1
Gutter in poor condition	6
Gutters not securely attached	3
Gutters, downspouts and soffits have serious decay allowing significant water and air infiltration	3
Handrail missing (4 or more steps)	1
Heating equipment not capable of providing adequate heat	3
Holes or cracks	44
Holes or cracks - air penetration	3
Improper types of wiring, connections or insulation	1
Inadequate lighting	1
Internal water damage	2
Lack of security for the unit (24 hr)	1
Large cracks or holes which penetrate both the finish floor and subfloor (allow weather and vermin to enter)	1
Large holes (8 1/2 x 11")	5
Large piles of garbage	3
Leaking	20

Leaks	12
Light fixture hanging from electrical wires without other firm support of fixture	1
Lock(s) not fasten securely to door	4
Lock(s) striker plate not operable or fasten securely to frame (jamb)	12
Locks exterior door	7
Locks exterior window	1
Locks fire escape	1
Locks public hallway	1
Loose or damaged structural members	6
Loose sections of plaster which are in danger of falling	2
Loose, broken or missing step(s)	1
Many missing parts such as ceiling tile	1
Mechanism within toilet does not work	2
Microwave does not work & No Oven/Stove	1
Missing cover plate	8
Missing cover plate on switch or outlets	1
Missing fixture	2
Missing handrail	1
Missing height protection	1
Missing outlet	1
Missing pane	2
No adequate air circulation	4
No cold water	4
No fixture or outlet	3
No flush toilet	1
No hot water	5
No permanent fixture	4
No preparation space	1
No Refrigerator	1
No sink	3
No smoke detector	22
No storage space	6
No Stove	1
No trash storage space	1
No tub or shower	9
No ventilation system, no window Install exhaust fan (Bathroom)	1
No window or exhaust fan	2
Non-insulted wiring	1
Not connected to an acceptable drainage system	1
Not enough equipment	11
Not weatherized	3
Obstacles prevent safe entrance or exit from unit (24 hr)	2
Other air pollution	4
Other hazards-tripping	2
Oven does not work	3
Overall Fair Condition	1
Overall Good Condition	2

Overall Poor Condition	2
Overloaded circuits evidenced by frequently "blown/tripped" fuses	8
Permanent floor covering or floor boards which present serious tripping hazards	3
Presence of large holes	4
Refrigerator does not have capacity to store frozen food	1
Refrigerator not maintaining a low enough temperature to keep food from spoiling	4
Roof has large holes or other defects which would allow significant amounts of water or air to enter unit	3
Roof has serious defects, buckling or sagging, large holes indicting potential of structure collapse	3
Roof in poor condition	9
Roof leaks	12
Serious rust/water discolored	1
Severe buckling or movement under walking stress	1
Severe buckling, bulging or leaning	2
Severe bulging	8
Severe floor damage caused by water from tub or shower	4
Severe leakage of water	2
Severe leaning	1
Signs of rats, mice or vermin	8
Sink connectors have severe leakage of water or escape of sewer gas	1
Sink is not connected to a properly operating drain system	2
Smoke detector not working	18
Stove does not work	1
Temperature too high	1
Toilet does not work	3
Toilet isn't connected to water supply	1
Tripping hazard	9
Unit cannot be entered without go through another unit	2
Unit has evidence of roach infestation	2
Unit has mice or rats as evidenced by mice and rat holes and or droppings	5
Unsafe hallway	2
Unsecured handrail	5
Unsecured height protection	6
Unsupported fixture	5
Un-vented oil, kerosene, gas heat	1
Un-vented space or room heater	1
Wall holes allowing significant drafts to enter the unit	3
Water damage to interior ceiling (indicating leaks)	5
Water heater location presents hazard	1
Window(s) accessible from outside does not lock	1
Wires lying in or located near standing water or other unsafe places	1
Total	531

FINANCE

MEMORANDUM

To: Board of Commissioners

Through: Latasha Barnes, Executive Director

From: Bridgette Harvey, Director of Finance

Date: November 12, 2025

Subject: Financial Reports

Financial statements and activity reports for the month of September 2025 are not available, as the year end closing process is still in progress. The reports will be available once the closing process is complete. However, attached are the investment cash activity reports as of September 30, 2025.

PUBLIC HOUSING CASH ACTIVITY AS OF 09/01/2025

<u>CHECKING, MONEY MARKET ACCOUNTS & ESCROW INVESTMENTS</u>		<u>PUBLIC HOUSING, PROGRAM INCOME & NON-FEDERAL INVESTMENTS</u>		
BANK AND TYPE OF ACCOUNT	9/1/25 VALUE	BANK AND TYPE OF INVESTMENT	MATURITY DATE	9/1/25 VALUE
UMB BANK, N.A. - CHECKING (GL Balance)	\$17,415,831.82	FED AGRICULTURAL	6/8/2026	\$246,521.70
UMB BANK, N.A. - FAMILY SELF SUFFICIENCY ESCROW	\$98,433.51	ALLY BANK	4/21/2026	\$242,529.25
UMB BANK, N.A. - BLUMEYER DEVELOPMENT (includes investments)	\$529,064.09	FEDERAL HOME LOAN	Various	\$992,728.98
UMB BANK, N.A. - VAUGHN DEVELOPMENT (includes investments)	\$687,276.41	OREGON COMMUNITY CR	1/15/2026	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS I (includes investments)	\$312,987.77	ENTERPRISE BANK & TRUST	11/20/2025	\$250,000.00
UMB BANK, N.A. - CAMBRIDGE HTS II (includes investments)	\$109,228.67	FEDERAL HOME LOAN BANK	Various	\$759,992.81
UMB BANK, N.A. - CAMBRIDGE SENIOR LIVING (includes investments)	\$6,846.23	UASLLIANCE FEC CR UNION CD	1/28/2026	\$242,428.84
UMB BANK, N.A. - ARLINGTON GROVE (includes investments)	\$6,766.36	TREASURY BILL	Various	\$985,813.66
UMB BANK, N.A. - RENAISSANCE DEVELOPMENT (includes investments)	\$233,503.60	CORP AMERICA FAMILY	8/28/2026	\$245,000.00
UMB BANK, N.A. - NORTH SARAH (includes investments)	\$2,943.56	FIRST BANK OF THE LAKE	11/24/2025	\$250,000.00
UMB BANK, N.A. - NORTH SARAH II (includes investments)	\$8,796.79	FIRST FED BANK	4/29/2026	\$250,000.00
UMB BANK, N.A. - NORTH SARAH III (includes investments)	\$215,098.86	INVESTAR BANK	1/20/2026	\$244,938.30
UMB BANK, N.A. - KINGSBURY ASSOC. (includes investments)	\$713,856.82	FREDDIE MAC	2/12/2026	\$245,244.91
UMB BANK, N.A. - HOMEOWNERSHIP/ENDOWMENTS	\$849,482.30	FARMER MAC	10/29/2025	\$491,009.31
UMB BANK, N.A. - PRESERVATION SQUARE (includes investments)	\$148,068.60			
TOTAL CASH & MIXED FINANCE (CASH & INVESTMENTS)	\$21,338,185.39	TOTAL INVESTMENTS		\$5,696,207.76

SECTION 8 CASH ACTIVITY AS OF 09/30/2025

CHECKING ACCOUNTS

VOUCHER PROGRAM

BANK AND TYPE OF ACCOUNT	BALANCE
BMO Harris Bank - CHECKING HAP	\$ 5,924,333.11

INVESTMENTS

VOUCHER PROGRAM

BANK AND TYPE OF INVESTMENT	MATURITY DATE	INTEREST RATE	VALUE AT ISSUE DATE
BMO Harris Bank - F.S.S. ESCROW			\$ 197,339.45
	TOTAL INVESTED		\$ 197,339.45

DEVELOPMENT

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Jason W. Hensley, Director of Real Estate Development

Date: November 12, 2025

Subject: Development and Modernization Department Board Report

The Development and Modernization Department's highlights for the month of October are described below:

General

RD 22-03 – Clinton-Peabody Apartments Redevelopment – SLHA and POAH conducted the community engagement meeting with the Clinton-Peabody residents on October 16, 2025.

Staff gave an update on the RAD conversion process and the change of affordability subsidy from Section 9 to Section 8 project-based voucher. It included a discussion of residents right to return, their right to representation and their right to affordable housing.

Updates were given by the St. Louis Neighborhood Improvement Specialist, property management and POAH regarding the "Road to a New Home" campaign. SLHA's Resident Initiatives team gave an update on the Resident Commissioner's Election, which will be held on December 6, 2025, and Al Chappelle would be a polling location. The Clinton-Peabody TAB informed everyone that there would be a Halloween event at Al Chappelle at the end of October.

In addition to the monthly resident meeting, SLHA and POAH organized a clean-up day at Clinton-Peabody for October 18, 2025. Unfortunately, the day got a significant amount of rain and the clean-up had to be postponed to the following Saturday. Volunteers cleaned up the site, passed out cleaning supplies to residents, helped residents with large bulk trash items and made a significant impact to the appearance of Clinton-Peabody site. This was all thanks to the volunteers from Unicorn Group.

Planning continued on the December "All Aboard the Holiday Express" through meetings scheduled during the month and fundraising. SLHA's Resident Initiatives team helped to broaden the scope and impact of the event through inclusion of the King Louis Square III and LaSalle Park residents. The event is still scheduled for December 18, 2025.

The next resident engagement meeting will be November 20, 2025.

Rental Assistance Demonstration (RAD)

Parkview RAD Conversion – Development and Modernization staff have been responding to information requests from the Missouri Housing Development Commission underwriting related to the Parkview low-income housing tax credit application submitted in September. A successful application will provide funding to convert Parkview from public housing subsidy to project-based Section 8 and redevelop the property to preserve 295 units of affordable senior housing.

King Louis Square (KLS) and King Louis Square II (KLSII) – Development and Modernization staff continue to work with the developer toward a closing. The developer was working on some final financing documents to submit to HUD.

HUD has been encouraging PHAs to utilize RAD to insulate subsidized housing units from Federal funding decisions impacting public housing. In recognition of HUD's position on RAD, Development and Modernization staff have been working with the developer to ensure that a conversion from public housing to RAD would be of benefit to the residents and to the agency.

Projects

Al Chappelle Roof Replacement – Development and Modernization staff have identified Raineri Construction as the lowest responsive bidder. To award the contract, Development and Modernization must receive approval from the Community Development Administration, which is expected to occur in November.

Lookaway Unit Repairs (5 Units) CDA Grant Make-Ready (heavy) – SLHA was awarded \$2 million from the City of St. Louis Community Development Administration (CDA) and has finalized the contract with CDA. Development and Modernization staff have recommended LPI Construction as the lowest responsive bidder and is waiting for CDA's approval. This is expected to be received in November.

The successful completion of this project will return five (5) units to occupancy.

RD 25-14 NSSS Electrification and Unit Repairs (Thirty-Four (34) Units) – The contractor mobilized on September 22, 2025 at Samuel Shepard. Work proceed on vacant units and permits were requested in October. Residents are expected to be temporarily relocated sometime in November.

In total, 17 units will receive make-ready work funded through the CDA grant and additional electrical service and appliance upgrades through the Housing-Related Hazards (HRH) grant. These units will be at Page Manor (7 units) and Samuel Shepard (10 units).

The solicitation also includes seventeen (17) units at the Towne XV development, and the remaining units at Page Manor and Samuel Shepard to receive electrical appliance and service upgrades. This work will include new electric water heaters, ranges, exhaust fans and upgraded

electrical panels. These improvements will be paid for through the HRH grant so that the work can be completed more efficiently and with greater value.

***Emergency Repair *** James House Roof Replacement – On May 16, 2025, the city of St. Louis was struck by an EF3 tornado. James House was in the path of the tornado and as a result, the roof membrane was completely torn off and the HVAC system was severely damaged.

With the roof complete at James House, the contractor continued completion of the contracted work by replacing the pressurization system. Development and Modernization staff and the design team are evaluating repairs necessary to the lightning protection system. This work is still being completed and is expected in November.

RD 24-13 PHA Wide Asphalt Shingle Roof Replacement – Work resumed in October with the contractor beginning work at Lookaway. They have been able to complete two structures a day and are expected to move to Walnut Park in November.

RD 25-01 California Gardens Security Cameras (ESSG) 2024 – The contractor has completed about 80% of the cameras. Development and Modernization staff have requested some conduits be relocated from the ceilings to the walls to make future repair of the building easier. This work will be done in December.

RD 25-06 Parkview Apartments First Floor Furniture – The activity room furniture was delivered in October so that it could be used for the Halloween party. The remaining furniture will be delivered when the remaining work is completed on the lobby.

RD 25-02 West Pine Elevator Replacement – Work continues on the West Pine elevator replacement, with the first deliveries of equipment made in October.

RD 24-07 Parkview Apartments First Floor Renovation – The balance of the access control wiring was completed and inspected in October. Work continued in the West Wing, which included rough inspections of walls, flooring installation and drywall. Work continues into November.

RD 24-08 Cochran Plaza Security Upgrades – The balance of the cameras were installed in October. Completion of the installation is expected in November, which will include staff training.

RD 23-03A Parkview Apartments Access Control System – Programming of the system should be completed by the end of the year.

RD 22-10 The California Garden Fence Replacement and Security Upgrades – The security fencing has been installed and 95% of the work has been complete. There are a few minor items that need to be addressed in November.

Parkview Parking Deck Evaluation – Development and Modernization staff are still monitoring the Parkview parking deck.

LaSaison Phase I – LaSaison Phase I has completed construction of five (5) single-family homes by Habitat for Humanity St. Louis (HFHSL). Families have been identified by HFHSL for each of

the homes and four (4) of the properties have transferred ownership. One (1) unit remains for transfer in Phase I.

LaSaison Phase II – The developer held a ground-breaking ceremony in October to commemorate the start of Phase II.

Section 18

Hodiamont Board Up – Development and Modernization staff had several calls with HUD related to the Section 18 application in August. The SAC office has requested an appraisal. Staff contacted an appraiser that specializes in this type of environment and has set up a meeting to discuss. The process will continue into November.

Projects Ready for Close-Out

RD 24-04 Badenhau Sewer Repair – The project was completed in October and the close-out process began.

RD 24-11B Folsom/Norfolk Make Ready (3) units – Close-out process has begun for this completed project.

RD 22-04 Parkview Elevator Replacement – Punch list (final review of contractor work) was completed in June and the elevators returned to service. Close-out began in July and will continue into November.

RD 23-12 West Pine Roof Replacement – The contractor has completed all of the punch list items and work continues on the close-out for the project. Close-out work was complete October 21, 2025.

Grant Applications

Community Development Administration (CDA) Vacant Unit Turn (VUT) Tornado Response Grant – Development and Modernization staff submitted a grant application to CDA in response to a NOFA requesting units that could be turned quickly. With the help of Property Management, Procurement and site staff, Development and Modernization was able to produce a quality application for 22 units to be put back in service.

Community Development Administration (CDA) Neighborhood Transformation Grant – Cochran Plaza – Development and Modernization staff is preparing an application to the City of St. Louis CDA for heavy make-ready work at Cochran Plaza. The grant application was submitted on July 14, 2025.

Community Development Administration (CDA) Neighborhood Transformation Grant – Parkview Elderly Apartments – Development and Modernization staff are preparing a Neighborhood Transformation Grant to CDA to support the redevelopment and repositioning of Parkview Elderly Apartments. The grant application was submitted on July 14, 2025.

Emergency Safety and Security Grant (ESSG) – SLHA submitted a grant for cameras at Lafayette Apartments in March and resubmitted to HUD in June per its request. Unfortunately, the grant application was unsuccessful. SLHA will apply again should another round of funding be made available.

Solicitations

None.

Re-Solicitations

None.

Pre-Solicitation

None.

Planning

California Gardens Elevator Replacement – A task order for design of the elevator replacement at California Gardens has been submitted to SCB, an architecture firm contracted to SLHA. The designs for the project have been delayed. The architects have provided very preliminary plans. More detailed drawings should be available in the fall.

California Gardens PTACS and Unit Repairs – Development and Modernization staff have begun the work to update electrical panels and replace PTAC units at California Gardens. As part of that work, twelve (12) units will be made ready under the heavy make ready work underway throughout the portfolio.

CDA Grant Make-Ready (heavy) – SLHA was awarded \$2 million from the City of St. Louis Community Development Administration (CDA) and has finalized the contract with CDA and the work will be solicited starting with Phase I in March 2026. Development and Modernization staff have issued a task order to St. Louis Design Alliance, an architecture firm under contract with SLHA, to complete the design process for the following projects:

Phase 1: Has been moved to Solicitation. The solicitation received three (3) bids and the apparent low bidder has been notified.

Phase 2: The second phase will be split into two (2) solicitations due to mold remediation efforts needed for McMillan.

Phase 2a – Lookaway (5 units) has been moved to Solicitation.

Phase 2b - McMillan I (5 units) and McMillan II (5 units) require mold remediation. The bids for the work are being requested now. When the work is complete, the units can be scoped and put out for bid. This is expected to occur in the fall.

Phase 3: Cochran (21 units). Bid documents for six (6) units are being prepared.

The phasing and units are subject to change based on cost and need.

Make-Ready (heavy) Portfolio-Wide – Development and Modernization issued a task order in February 2024 to the architects at St. Louis Design Alliance to prepare a template scope for heavy make-ready work that rises to a level above normal wear and tear for units. This work falls under the category of “Rehabilitation of 25 Units per Year” in the Annual Plan. As units are identified, they will be added to the solicitations portion of this report.

On Hold Solicitations

Cochran Plaza Mini-Mall – The Cochran Gardens Mini-Mall select demolition and repairs were completed in August 2022. The design work for the project has been put on hold so that the occupancy needs of the agency can be addressed first.

DEVELOPMENT AND MODERNIZATION OCTOBER MONTHLY ACTIVITY REPORT

Project Information						Mod Status				A/E Design					Contract Docs		Environmental Review					Acquisition Plan Info.				
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	Units in MOD	Placed in Mod (Date)	Mod Extension Expires	Mod Extension Request to HUD (Date)	Architectural / Engineering	A/E Task Order Issued (Date)	% SD	% DD	% CD	% Front End Docs Complete	% Upload ed Ques t	Section 106 Review Submitted to SHPO	SHPO Approval Date	Part 50 or Part 58	Environmenta l Review Record Submitted to HUD	HUD Approval of Environment al Review	# of Construction/Co ntract Days	Estimate Value	Advertise Date to	Pre-Bid Mfg Date	Contract Date
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	9/16/2019	100%	100%	100%	100%	100%	11/16/2020	6/8/2021	Part 50	9/22/2020	1/14/2022	730	\$ 1,000,000	6/26/2022	8/25/2022	4/3/2023
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	5/16/2016	100%	100%	100%	100%	100%	N/A	N/A	Part 50	4409%	9/22/2020	270	\$ 1,834,000	12/17/2023	1/9/2024	7/29/2024
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/1/2019	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/23/2020	9/23/2020	90	\$ 250,000	11/6/2022	11/17/2022	9/24/2023
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A	0	N/A	N/A	N/A	Killeen Studio Arch./Civil Design, Inc.	N/A	100%	100%	100%	100%	N/A			Part 58			365	\$ 1,271,329			
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	N/A	N/A	N/A	N/A	Grice-Trivers Joint Venture	12/20/2024	100%	100%	100%	100%	100%	12/17/2020	(CDA)	Part 58	7/14/25%	7/30/25% 9/22/2020, Tier II required	180	\$ 950,000	8/7/2025	8/5/2025	TBD
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	22	5/1/2021	4/30/2024	5/1/2022	N/A	N/A	N/A	N/A	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	0	N/A	N/A	N/A	Webb Engineering	N/A	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	N/A	11/14/2022	60	\$ 250,000	10/1/2023	10/12/2023	3/25/2024
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	5/4/2023	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024	TBD	\$ 500,000	10/8/2023	10/24/2023	2/15/2024
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	0	N/A	N/A	N/A	St. Louis Design Alliance	9/22/2023	100%	100%	100%	100%	100%	11/16/2020	6/2/2021	Part 50	9/23/2024	1/14/2022	180	\$ 700,000	2/26/2024	3/12/2024	TBD
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	0	N/A	N/A	N/A	Hurst-Rosche	7/3/2025	100%	100%	100%	100%	100%	N/A	N/A	N/A	N/A	N/A	180	\$ 550,000	N/A	5/19/2025	6/6/2025
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	0	N/A	N/A	N/A	Hurst-Rosche	9/22/2023	100%	100%	100%	100%	100%	4/27/2020	5/11/2020	Part 50	9/21/2020	10/2/2020	120	\$ 500,000	4/14/2024	4/30/2024	9/6/2024
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	1	(7/30/24)	N/A	N/A	St. Louis Design Alliance	3/7/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	10/2/2020	60	\$ 210,000	N/A	11/19/2024 1/9/2025	2/21/2025
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	3/22/2024	100%	100%	100%	100%	N/A	N/A	N/A	Part 50	9/23/2020	9/23/2020	60	\$ 150,000	N/A	2/26/2025	4/29/2025
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	0	N/A	N/A	N/A	Sherman Carter Barnhart	2/17/2024	100%	100%	100%	100%	100%	9/8/2023	9/26/2023	Part 50	9/26/2023	1/26/2024	180	\$ 1,000,000	12/1/2024	12/17/2024	4/4/2025
MO001000038	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/18/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/23/2020	180	\$ 500,000	3/9/2025	3/18/2025	4/3/2025
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	10	7/1/2024	6/30/2026	7/1/2024	St. Louis Design Alliance	11/7/2024	100%	100%	100%	100%	100%	N/A	N/A	Part 50	9/22/2020	9/23/2020 1/7/2025	180	\$ 820,300	5/14/2025	5/20/2025	TBD
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	N/A	N/A	N/A	N/A	St. Louis Design Alliance	5/12/2025	90%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	0	N/A	N/A	N/A	CDI Inc	4/22/2025	95%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000038	California Gardens	N/A	PTAC/Unit repairs	3	28	24				St. Louis Design Alliance	5/22/2024	100%	100%	85%	40%	0%	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO0010000041	Lookaway	N/A	Unit Repairs	17	5	2	3/3/2025	3/3/2027	TBD	St. Louis Design Alliance	3/27/2025	100%	100%	100%	100%	100%	TBD	TBD	Part 50	9/22/2020	9/23/2020	90	\$ 250,000	7/9/2025	7/15/2025	TBD
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	N/A	N/A	N/A	N/A	St. Louis Design Alliance	3/27/2025	100%	100%	100%	60%	0%	N/A	N/A	Part 50	9/22/2020	9/23/2020	TBD	\$ 650,000	TBD	TBD	TBD
MO0010000038	California Gardens	N/A	Elevator Replacement	3	0	N/A	3/3/2025	3/3/2027	TBD	Sherman Carter Barnhart	4/26/2024	100%	100%	0%	0%	0%	9/8/2023	9/26/2023	Part 50	9/22/2020	9/23/2020	TBD	\$ 700,000	TBD	TBD	TBD
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	Hurst-Rosche, Inc.	4/18/2025	15%	0%	0%	0%	0%	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	40	(9/1/24)	8/31/2026	TBD	St. Louis Design Alliance	8/22/2025	100%	100%	100%	90%	0%	TBD	TBD	TBD	TBD	TBD	90	\$ 640,000	11/13/2025	11/18/2025	1/9/2026

DEVELOPMENT AND MODERNIZATION OCTOBER MONTHLY ACTIVITY REPORT

Project Information						Contract Award & Performance Goals				Contract Performance Status								
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units	ICE Completion Date (Required >\$250K)	Contract Award - General Contractor / Developer	Contract Amount	% Sec 3 Bus	NTP Date	Original Completion Date	Modification - Extended Completion	Substantial Completion - Punch List Completed	Unit Turnover Starts	Unit Turnover Complete	Original Target % Complete (as of today)	Actual % Complete [Enter]	Contract Closeout Completion Date
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0	4/3/2023	Hankins Const.	\$ 2,030,000	0.0%	4/24/2024	4/29/2026	N/A	5/27/2025	N/A	N/A	77%	99%	
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	9	0	N/A	Davinroy Mechanical Contractor	\$ 1,834,000	0	8/30/2024	5/27/2025	7/15/2025	TBD	N/A	N/A	100%	99%	
MO001000038	California Gardens	N/A	Fencing Replacement & Stair Repairs	3	0	N/A	Roody Exteriors	\$ 514,400	0%	6/13/2024	9/11/2024	9/1/2025	TBD	N/A	N/A	100%	90%	
N/A	Homeownership, La Saison	II	New Home Construction	0	N/A		Habitat for Humanity Saint Louis	\$ 409,250		TBD	-	N/A				-		
MO001000002	Al Chappelle Building	N/A	Roof & HVAC Replacement	1	N/A	TBD	TBD	TBD	TBD	TBD	-	N/A	TBD	N/A	N/A	-		
MO001000041	Hodiamont Section 18 Disposition	N/A	Disposition	3	22	TBD	TBD	TBD	TBD	TBD	TBD	N/A	N/A	-	TBD	-		
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0	TBD	LK Communications	\$ 218,112.00	0%	6/7/2024	7/7/2024	8/15/2024	TBD	N/A	N/A	100%	90%	
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0	TBD	Roody Exteriors	\$ 774,239.00	0%	8/30/2024	2/26/2025	3/31/2025	7/17/2025	N/A	N/A	100%	100%	10/21/2025
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0	TBD	Rainerl Construction	\$ 611,979.00	16%	1/10/2025	7/9/2025	12/23/2025	TBD	N/A	N/A	100%	65%	
MO001000010	James House	N/A	Emergency Roof Replacement	1	0	TBD	Roody Exteriors	\$ 601,000.00	0%	6/19/2025	12/16/2025	2/12/2025	TBD	N/A	N/A	81%	79%	
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0	TBD	Ullifra	\$552,450.21	0%	1/7/2025	5/7/2025	8/8/2025	TBD	N/A	N/A	100%	95%	
MO001000038	Folsom/Marie Fanger	N/A	Folsom/ Marie Fanger Make Ready Units	2	3	N/A	LPI Construction	\$200,137.00	TBD	2/21/2025	4/22/2025	TBD	TBD	TBD	TBD	100%	99%	
MO001000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0	N/A	Ullifra, LLC	\$169,530.95	0%	7/25/2025	9/23/2025	TBD	TBD	N/A	N/A	100%	60%	
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0	N/A	Hankins Construction	\$ 1,145,000.00	0%	9/12/2025	3/12/2027	TBD	TBD	N/A	N/A	9%	35%	
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	38	N/A	Roody Exteriors	\$ 439,000.00	76%	10/10/2025	4/8/2026	TBD	TBD	N/A	N/A	18%	22%	
MO001000000 41	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	34	N/A	Rainerl Construction	1,384,765.00	TBD	9/19/2025	3/18/2026	TBD	TBD	TBD	TBD	23%	15%	
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	RAD Garage Demo/Parking Lot Reconstruction	1	0	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD	N/A	N/A	N/A	0%	
MO001000000 38	California Gardens	N/A	PTAC/Unit repairs	3	28		TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000000 41	Lookaway	N/A	Unit Repairs	17	5	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000000 38	California Gardens	N/A	Elevator Replacement	3	0	N/A	TBD	TBD	TBD	TBD	TBD	TBD	TBD	N/A	N/A	0%	0%	
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0%	0%	
MO001000019	Parkview Apartments	N/A	Unit Repairs	1	40	TBD	TBD	TBD	TBD	TBD	TBD	N/A	TBD	N/A	N/A	N/A	0%	

DEVELOPMENT AND MODERNIZATION OCTOBER MONTHLY ACTIVITY REPORT

Project Information							Monthly Narrative
Development Number	Development Name	Phase	Work Category	Buildings	Impacted Units		
MO001000019	Parkview Apartments	N/A	Elevator Replacement	1	0		The third and final elevator passed state inspection on May 27, 2025. Punchlist was completed on June 19. Closeout activities are continuing.
MO001000028	Badenhaus	N/A	Sewer Repairs & Water Heater Replacement	19	0		Lighting installation was completed in September. Punchlist was held September 29, 2025. Closeout activities are ongoing.
MO001000038	California Gardens	N/A	Fencing Replacement Repairs	3	0		The fence and gates have been installed; the electrical work and system setup were completed in September. Training of SLHA staff on the access control system was completed in October. Closeout activities are beginning.
N/A	Homeownership, La Saison	II	New Home Construction	5	5		The financial closing date for Phase II was April 9, 2025
MO001000002	Al Chappelle Building	N/A	Renovation	1	None		SLHA was awarded a \$750,000.00 grant from the city of St. Louis for envelope & MEP repairs.Two bids were received on September 4; Contract pending CDA approval, anticipated November
MO001000041	Hodiamont - Section 18 Disposition	1	Emergency Unit Repairs	3	22		All residents have been relocated. In anticipation of a Section 18 Application, The Environmental Review is complete. Bureau Veritas is revising the Capital Needs Assessment based on comments fom HUD.
MO001000019	Parkview Apartments	N/A	Security Access Controls	1	0		The project is on hold pending completion of wiring.
MO001000017	West Pine Apartments	N/A	Roof Replacement	1	0		Closeout was completed on October 21, 2025.
MO001000019	Parkview Apartments	N/A	Parkview 1st Floor Renovations	1	0		Construction activities are ongoing.
MO001000010	James House	N/A	Emergency Roof Replacement	1	0		Construction is on hold pending delivery of the lightning protection system.
MO001000037	Cochran Plaza	N/A	Security Cameras & Lighting	20	0		Installation and configuration of the camera system will be completed in November
MO001000038	Folsom/Marie Fanger	N/A	Folsom/Marie Fanger Make Ready Units	2	3		Punchlist was August 27, 2025. Closeout activities are ongoing in October.
MO0010000038	California Gardens	N/A	Security Upgrades (2024 ESSG)	3	0		Construction is ongoing.
MO001000017	West Pine Apartments	N/A	Elevator Replacement	1	0		Construction is ongoing.
MO0010000028 MO0010000041	Walnut Park, Lookaway, Badenhaus	N/A	Asphalt Roof Replacement	38	0		Notice to proceed was issued October 10, 2025
MO0010000041	Page Manor, Samuel Shepard & Towne XV	N/A	Electrification & Unit Repairs	9	26		Construction is ongoing.
MO001000019	Parkview Apartments	N/A	RAD Conversion	1	295		LIHTC Application submitted in October
MO001000019	Parkview Apartments	N/A	RAD Conversion: Garage Demo/Parking Lot construction	1	0		Design Development documents for the new Parking Lot were received and reviewed in August.
MO0010000038	California Gardens	N/A	PTAC/Unit repairs	3	28		On hold
MO0010000041	Lookaway	N/A	Unit Repairs	17	5		Two bids were received August 7, 2025. Notice of Award issued 9/5/25 to LPI Construction Management. Contract pending CDA approval, anticipated November
MO0010000041	McMillan & McMillan 2	N/A	Unit Repairs	38	13		Design work is on hold pending remediation of water damage.
MO0010000038	California Gardens	N/A	Elevator Replacement	3	0		
MO001000017	West Pine Apartments	N/A	Exterior Assessment	1	0		Design Work is ongoing.

DEVELOPMENT AND MODERNIZATION OCTOBER MONTHLY ACTIVITY REPORT



West Pine Elevator Replacement



Parkview First Floor Renovations



Cochran Security Upgrades



Asphalt Roof Replacement

St. Louis Housing Authority
Capital Fund Summaries
Open Capital Fund

AT 10/31/2025

Fund #		Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
MO36R00150117	558	294,831.00	294,831.00	0.00	294,831.00	0.00	31-Aug-2025	31-Aug-2025
MO36R00150217	559	1,785,875.00	1,785,875.00	0.00	1,785,875.00	0.00	31-Aug-2025	31-Aug-2025
MO36P00150119	563	8,787,844.00	8,787,844.00	0.00	8,787,844.00	0.00	15-Apr-2023	15-Apr-2025
MO36P00150120	564	9,020,933.00	9,019,546.42	1,386.58	8,337,559.83	683,373.17	25-Mar-2024	25-Mar-2026
MO36P00150121	565	8,341,520.00	8,341,520.00	0.00	8,341,520.00	0.00	22-Feb-2023	22-Feb-2025
MO36E00150121	566	123,277.00	123,277.00	0.00	123,277.00	0.00	9-Sep-2022	9-Sep-2023
MO36P00150122	567	9,630,778.00	9,597,016.99	33,761.01	7,976,759.06	1,654,018.94	11-May-2025	11-May-2027
MO36P00150123	568	9,005,579.00	6,465,248.37	2,540,330.63	5,282,127.04	3,723,451.96	16-Feb-2026	16-Feb-2028
MO36E00150123	569	250,000.00	250,000.00	0.00	250,000.00	0.00	17-Sep-2024	17-Sep-2025
MO36H00150122	570	520,300.00	520,300.00	0.00	0.00	520,300.00	7-Sep-2025	7-Sep-2027
MO36P00150124	571	9,250,628.00	4,437,383.24	4,813,244.76	2,919,404.58	6,331,223.42	5-May-2026	5-May-2028
MO36E00150124	572	206,295.00	194,080.67	12,214.33	10,654.05	195,640.95	19-Jun-2025	19-Jun-2026
MO36P00150125	573	9,209,751.00	0.00	9,209,751.00	0.00	9,209,751.00	13-May-2027	13-May-2029
Totals		\$66,427,611.00	\$49,816,922.69	\$16,610,688.31	\$44,109,851.56	\$22,317,759.44		
			75.0%		66.4%			

RESIDENT INITIATIVES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Vontrice McDowell, Director of Resident & Community Engagement

Date: November 12, 2025

Subject: Resident Initiatives Board Report

In October 2025, the Resident Initiatives Department maintained active engagement with residents. A summary of the same is highlighted below:

ROSS Service Coordinator

The ROSS Service Coordinators attended several community events to build awareness of the ROSS program and made several social service referrals to address residents' needs.

New Enrollments	Total Enrollment	Percent of Dept. Goal
9	189	95%

Resident Engagement

The ROSS Coordinators continue to conduct outreach to enroll new residents and reactivate the previous caseload. In October, the Coordinators made the following referrals:

- Employment (20)
- Utility Assistance (5)
- Rental Assistance (3)
- Education (5)
- Food Assistance (5)
- Health and Wellness (5)

Community Outreach

In October, the ROSS Coordinators attended the following events to increase program enrollment, support current participants and identify opportunities for partnerships:

10/13-14/2025 – Salvation Army Christmas Assistance

The ROSS Coordinators supported the Elderly and Disabled Coordinator with enrolling Cambridge Heights and Euclid Plaza residents into the Salvation Army's Holiday Program. The coordinators also provide residents with information about SLHA's self-sufficiency programs.

10/14/2025 – 12th and Park Recreation Center Site Visit

The ROSS Coordinators facilitated a meeting between the Resident Initiatives Department and the staff of the 12th and Park Rec Center. During this meeting, the teams discuss a possible partnership to engage residents in recreational activities as well as access to technology and educational resources using the center's new computer lab. These services specifically serve the LaSalle Park and Clinton-Peabody residents.

10/15/2025 – Harris Stowe State University Site Visit

The ROSS team toured Harris Stowe State University's campus for possible programming and potential collaborations for 2026.

10/21/2025 – SLHA Seniors' Computer Class Graduation

The ROSS team attended the SLHA seniors' graduation at the Urban League and assisted the Elderly and Disabled Coordinator with transporting residents that were participating in the course.

Pictured right: SLHA senior residents at their computer class graduation hosted by the Urban League of Metropolitan St. Louis.



10/24/2025 – Deaconess Center Site Visit

The ROSS team toured the Deaconess Center as a possible site for 2026 programming.

10/24/25 – Clinton-Peabody Supply Packing

In partnership with the Property Management Department, the Resident Initiatives (RI) team supported the Clinton-Peabody Tenant Association Board in preparing for their community clean-up and food distribution. The RI team assisted with packing over 75 bags of needed items for SLHA families at King Louis III and Clinton-Peabody.



10/28/2025 – SLHA – LaSalle Park Neighborhood Reading Captains Orientation

The ROSS team supported Ready Readers with the onboarding of the new SLHA Neighborhood Reading Captains at LaSalle Park.

Pictured left: LaSalle Park resident preparing to become a neighborhood reading captain.

10/29/2025 – Site Visit to Tandy Recreation Center

The ROSS Coordinators facilitated a meeting between the Resident Initiatives Department and the staff of the Tandy Recreation Center. The team toured the facility and discussed possible partnerships to engage residents in recreational activities, as well as access to technology and educational resources using the center's computer lab. These services would specifically serve James House residents and SLHA seniors.

10/30/2025 – Les Chateaux- Salvation Army Christmas Assistance

The ROSS Coordinator assisted the Elderly and Disabled Services Coordinator with enrolling Les Chateaux residents in Salvation Army Holiday Program.

Seniors/Disabled

The Elderly and Disabled Services program continued to provide case management services to elderly and disabled residents across SLHA developments, while also facilitating activities through the Circle of Friends program. In October, Circle of Friends groups focused on hosting their regularly scheduled meetings for members. The Coordinator is currently working with the Cambridge Heights TAB to determine if residents are interested in started a Circle of Friends group at their site.

In October, SLHA seniors continued Tai Chi classes, supporting their health and wellness. The residents also celebrated the completion of their computer class with the Urban League of Metropolitan St. Louis. The Coordinator is establishing a second cohort to attend the next class. Additionally, the Coordinator has enrolled more than 500 qualifying residents into the Salvation Army's Holiday Program and six new members into Circle of Friends.



Pictured above: Circle of Friends participants enjoying an event hosted by PCC partner Love in Action and enjoying a fashion show at Macy's in honor of breast cancer awareness and survival.

Family Self Sufficiency

As of October 2025, the Housing Choice Voucher Family Self-Sufficiency (HCV-FSS) program had sixty-eight (68) participants, fourteen (14) with established escrow accounts and four (4) actively receiving a monthly escrow credit. In addition, there were seventy-six (76) participants in the Public Housing Family Self-Sufficiency program (FSS-PH), of which nine (9) have established escrow accounts and five (5) are receiving a monthly escrow credit. There were four (4) new participants enrolled in the HCV-FSS program and three (3) new participants enrolled in the PH-FSS program. There was one voluntary exit from the HCV-FSS program.

FSS Staff	Participants				
	Total	Escrow	New	Established Escrow (#/ %)	Receiving Monthly Credit (#/%)
HCV	68	14	4	13/19%	4/23%
PH	76	9	3	8/11%	5/65%

The Coordinators are in the process of planning the fourth quarter FSS Check-In meeting with current participants. During this meeting, FSS participants will receive information about budgeting for the holidays and credit building.

TABs

The St. Louis Tenant Affairs Board held their monthly meeting on Wednesday, October 15th. Several SLHA TAB members attended to answer questions from the TAB regarding safety, maintenance and working with property management. The Director of Resident and Community Engagement was invited to facilitate the discussion and provide an update on the Resident Commissioner election process.

Additionally, in October, the Director of Resident and Community Engagement completed budget meetings with the TABs to prepare them for the 2026 fiscal year.

The TAB subcommittee collaborated with members of the Board of Commissioners to identify training needs and potential collective funding opportunities for the Citywide TAB. As a result, a representative from the Board of Commissioners and a member of the Ascend Board submitted a grant application on behalf of the Citywide TAB.

Lastly, the Director of Resident and Community Engagement has launched the election process for the St. Louis Housing Authority's Resident Commissioner's election. This involved establishing a credentials committee and recruiting election judges.



Pictured Above: Circle of Friends participants enjoying a Boots on the Ground event hosted by the North Sarah Resident Leaders (North Sarah TAB) and Cahill House residents enjoying a Halloween party hosted by their property management and the Tenant Association Board.

Director's Activities

The Director of Resident and Community Engagement (Director) is working to strengthen relationships with residents and attended several meetings to forge and maintain partnerships with organizations that can provide services and resources to SLHA families.

10/1/25 – Meeting with SLATE

The Director attended this meeting to discuss the possibility of pursuing the Jobs Plus grant in partnership with SLATE.

10/1/25 – Meeting with Washington University Medical Campus (WUMC)

The Director attended a meeting with WUMC to discuss their annual holiday program for SLHA seniors. WUMC will provide gifts and lunch for up to 75 seniors.

10/2/25 – City of St. Louis GBI Data Interpretation Meeting

The Director attended this meeting to provide insight on the data presented by GBI researchers.

10/5/25 – Cahill Harvest Festival with AKA

The Director partnered with members of Alpha Kappa Alpha Sorority, Incorporated, Gamma Omega Chapter to host a Harvest Festival with the Cahill TAB. More than 30 Cahill seniors attended this event. They enjoyed food, music and social connection.



Pictured left: Members of Alpha Kappa Alpha Sorority, Incorporated, Gamma Omega Chapter, SLHA staff and Cahill House TAB President celebrating a successful Harvest Festival.

10/7/25 – Community Clean Up Coordination

The Director attended the Coordination meeting to assist in the planning of the Clinton-Peabody community clean-up event and resource distribution.

10/10/25 – Meeting with Election Credentials Committee

The Director met with the Credentials Committee responsible for oversight of the SLHA resident commissioner's election process.

10/16/25 – Clinton-Peabody Monthly Coordinating and Resident Meetings

The Director attended these meetings to support alignment of resource coordination for Clinton-Peabody families and to build awareness of SLHA's self-sufficiency programs.

10/21/25 – Renaissance Community Tenant Association Budget Meeting

The Director attended this meeting to support the TAB with completing their 2026 budget.

10/24/25 – Meeting with 100 Black Men

The Director met with 100 Black Men to discuss their support as an election judge during the SLHA Resident Commissioner's election.

10/24/25 – Violence Prevention Commission (VPC) Quarterly Meeting

The Director attended the quarterly meeting as a member of the VPC's leadership council and to receive updates on violence prevention strategies in the region.

10/27/25 – Meeting with the League of Women Voters

The Director met with the League of Women Voters to discuss their role as an election judge during the SLHA Resident Commissioner's election.

Other Business and Upcoming Events

In October, the Resident Initiatives Department, in partnership with Property Management, hosted SLHA's annual National Night Out event at LaSalle Park Apartments. The event reached over 140 youth as families enjoyed food, music and games provided by Gamers Island. They also received resources from community partners, such as the St. Louis Internship Program, YMCA Mobile Y, SLATE, Lincoln University Corporative Extension, CAM STL, the Office of Financial Empowerment, BJC Community Outreach, Ready Readers, St. Louis Metropolitan Police Department and Youth in Need. This event was funded by the St. Louis Area Violence Prevention Commission.



Pictured above: SLHA staff and members of the St. Louis Police Department preparing for a successful National Night Out hosted at LaSalle Park Apartments.



Pictured above: ROSS Coordinator, Camille Shoals, gifting LaSalle Park teens with their raffle prizes at National Night Out.



Pictured left: FSS Coordinator, Sredrick Robinson, explaining FSS to a LaSalle Park family at National Night Out and St. Louis Metropolitan Police Department staff greeting a LaSalle Park family at National Night Out.

Pictured right: Community partner BJC and PCC partner CAM STL sharing healthy eating and art activities with LaSalle Park youth at National Night Out.



LEGAL

MEMORANDUM

To: Latasha K. Barnes, Executive Director

From: Paul Werner, Director of Policy and Procurement

Date: November 12, 2025

Subject: Procurement Board Report

Capital Fund

A. Contracts Awarded

None.

B. Solicitations Pending

RD 25-24 Invitation for Bids for Al Chappelle Community Center. The scope of work for this project will consist of the removal and replacement of existing roofing system, drip edges, flashing and HVAC units, and repairs to existing toilet rooms at the Al Chappelle Community Center located at 1401 LaSalle Lane, St. Louis, MO 63104 inside the Clinton-Peabody development. The solicitation was issued July 29, 2025. Bids were due September 4, 2025. Two bids were received and are being reviewed.

Property Management

A. Contracts Awarded

PM 25-18 Invitation for Bids for General Pest Control. The scope of work for this project will consist of providing general pest control services for the SLHA Property Management portfolio. The solicitation was issued August 12, 2025. The contract was awarded to Orkin Pest Control October 30, 2025.

Invitation for Bids for Bedbug Control. The scope of work for this project will consist of providing bedbug treatments and preventive services for the SLHA Property Management portfolio. The solicitation was issued August 12, 2025. The contract was awarded to Orkin Pest control October 30, 2025.

B. Solicitations Pending

- PM 25-32 Invitation for Snow and Ice Removal. The scope of work for this project will consist of snow and ice removal for the SLHA Property Management portfolio. Services will include clearing of parking lots and salting as required. The solicitation was issued October 29, 2025. Bids are due November 7, 2025.
- PM 25-34 Invitation for Bids for High-Rise Preventative Maintenance and Repairs. The scope of work for this project will consist of consist of biannual inspections, routine maintenance and repairs to HVAC and/or boiler systems for SLHA's high-rise developments: James House, Euclid Plaza, Kingsbury Terrace, Parkview and West Pine. The solicitation will be issued November 7, 2025 and bids are anticipated to be due November 14, 2025.
- PM 26-05 Invitation for Bids for Plumbing Services. The scope of work for this project will consist of clearing of sewer lines and major plumbing repairs for the SLHA Property Management portfolio. The solicitation was issued October 30, 2025. Bids are due November 7, 2025.

COMMUNICATIONS

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Val Joyner, Director of Communications

Date: November 12, 2025

Subject: Communications Board Report

ACTIVITY	TOTAL	DETAILS
News and Announcements	1	Government Shutdown
Outreach		
News coverage		
New Social Media Campaign(s)		
Facebook Posts	15	Highest Performing <ul style="list-style-type: none"> • Circle of Friends combat social isolation 611 Reach; 8 Engagements • Response to Government Shutdown 486 Reach; 8 Engagements
Twitter Posts	15	Highest Performing <ul style="list-style-type: none"> • Assistant Property Manager Position 40 Impressions; 0 Engagement • Circle of Friends Practicum Position 38 Impressions; 0 Engagement
LinkedIn Posts	14	Highest Performing <ul style="list-style-type: none"> • Circle of Friends Practicum Position 274 Impressions; 5 Engagements • Circle of Friends Profile 123 Impressions; 91 Engagements

Social media analytics:

Facebook Total Followers: 3,626	OCT 2025	SEPT 2025	AUGUST 2025
Reach	12,011 (-18%)	14,693 (-67%)	43,928 (+462%)
Post Engagement	103 (-51%)	208 (-84%)	1,337 (+208%)
Visits	799 (-16%)	948 (-68%)	2,963 (+128%)
New Followers	18 (-44%)	32 (-85%)	219 (+248%)

LinkedIn Total Followers: 592	OCT 2025	SEPT 2025	AUGUST 2025	JULY 2025
Impressions	1,087 (-50%)	2,182 (+125%)	968 (-0.41%)	972 (-97%)
Page Views	58 (-33%)	86 (-18%)	105 (-13%)	120 (-99%)
Unique Visitors	27 (-25%)	36 (-5%)	38 (-68%)	120 (-47%)
Post Reactions	27 (-56%)	62 (210%)	20 (-20%)	25 (-98%)

Monthly Highlights:



1. Above & Beyond: Deborah Fowler
2. Parkview Renovation Updates
3. Resident Initiatives at NAHRO

HUMAN RESOURCES

MEMORANDUM

To: Latasha Barnes, Executive Director

From: Stacy D. Taylor, Director of Human Resources

Date: November 12, 2025

Subject: Human Resources Board Report

EMPLOYEE CENSUS AS OF OCTOBER 31, 2025

<u>Regular Full-Time</u>	<u>Temporary Full-Time</u>	<u>Part-Time</u>	<u>Total</u>
101	0	4	105

STAFFING CHANGES

New Employees Full-Time:

<u>Name</u>	<u>Title</u>
Makayla Perkins	Community Beautification Intern

New Employees Temporary Full-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

New Employees Regular Part-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

New Employees Temporary Part-Time:

<u>Name</u>	<u>Title</u>
None this reporting period.	

Promotions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change Acting Positions:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Title Change:

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary to Regular Full-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary to Regular Part-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Status Change (Temporary Part-Time to Temporary Full-Time):

<u>Name</u>	<u>Former Title</u>	<u>New Title</u>
None this reporting period.		

Transfers

<u>Name</u>	<u>Former Department</u>	<u>Current Location</u>
None this reporting period.		

Recruitment**number of position vacancies published this month: 1****number of position vacancies carried over from previous month: 6**

Applications	Received This <u>Month</u>
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Position Vacancies Published this Month:

Janitor	5
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Additional Applications Received this Month:

Assistant Property Manager	40
Circle of Friends – Practicum	12
HQS Inspector	5
Property Manager	32
Senior Maintenance Technician	11
Social Work Intern	17

Position Applied for by Residents:

None this reporting period.

EEO COMPLAINTS:

None this reporting period.

EMPLOYEE TRAINING – LOCAL:

<u>Name</u>	<u>Training</u>	<u>Hour</u>
27 SLHA Employees	Cyber Awareness Challenge 2025	1.20
18 SLHA Employees	Violence Against Women Act (VAWA) For Public Housing Property Managers	1.00

Stacy Taylor	Retirement Plan Advisors JCPER Mandatory Trustee Education	6.00
Kena Johnson	Retirement Plan Advisors JCPER Mandatory Trustee Education	6.00
Darlisha Cooper	Retirement Plan Advisors JCPER Mandatory Trustee Education	6.00
Latasha Barnes	Retirement Plan Advisors JCPER Mandatory Trustee Education	6.00
Sarah Hugg-Turner	Retirement Plan Advisors JCPER Mandatory Trustee Education	6.00
Regina Fowler	Retirement Plan Advisors JCPER Mandatory Trustee Education	6.00
Carla Matthews	HCV Executive Management Training Online Training and Exam October 27-31, 2025	40.00

EMPLOYEE TRAINING OUT- OF- STATE:

<u>Name</u>	<u>Division</u>	<u>Destination</u>	<u>Date Lv</u>	<u>Date Ret</u>	<u>Purpose</u>
None this reporting period.					